

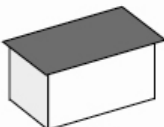
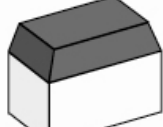
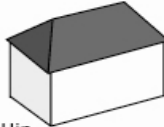
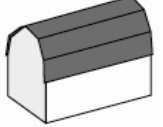
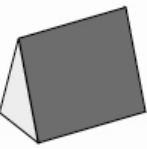
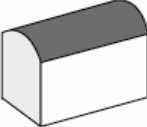
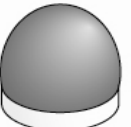
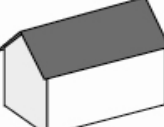
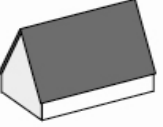
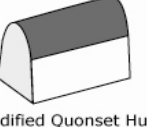
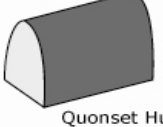
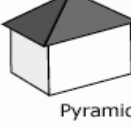
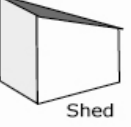


Public Information

County of Ventura • Resource Management Agency • Planning Division
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HEIGHT LIMITATIONS IN R-B AND R-B-H COASTAL ZONES

The County of Ventura regulates the height of structures within the Residential Beach (R-B) and Residential Beach Harbor (R-B-H) zones in the Ventura County Coastal Zoning Ordinance. These regulations specify the allowed height of various buildings and building elements, and define how their height should be measured. For the purposes of these regulations, roof types are categorized as follows:

ROOF TYPES				
Flat		Pitched/Hip		A-Frame
 Flat	 Mansard	 Hip	 Gambrel	
 Barrel or Vaulted	 Geodesic Dome	 Pitched or Gable	 Modified A-frame	
 Modified Quonset Hut	 Quonset Hut	 Pyramid	 Shed	

Note: This list is not comprehensive, and additional variations may develop over time.

Building Height Limitations

The maximum height of structures in the R-B and R-B-H zones is generally limited to 25 feet for principal dwellings and 15 feet for accessory structures. The height of A-frame buildings may be increased to 30 feet. The following table summarizes building height limitations in the R-B and R-B-H zones. All measurements are to the roof covering.

BUILDING HEIGHT LIMITATIONS			
Type of Structure	Height Limit	Measured from	Measured to
Principal Dwelling			
Flat ¹	25'	Floodplain Datum Point ³ or 12" above the highest portion of the adjacent road	Highest point of the finished roof
Pitched/hip roof ²	25'		Averaged midpoint of the finished roof
A-frame roof	30'		Highest point of the finished roof
Accessory Structure			
Flat ¹	15'	Floodplain Datum Point ³ or 12" above the highest portion of the adjacent road	Highest point of the finished roof
Pitched/hip roof ²	15'		Averaged midpoint of the finished roof
A-frame roof	15'		Highest point of the finished roof

¹ Also includes mansard, barrel or vaulted, geodesic dome, quonset hut and modified quonset hut roofs.

² Also includes shed, gambrel, pyramid, and modified A-frame roofs.

³ For properties within a floodplain, this measurement is established by the Ventura County Floodplain Manager.

Building Element Height Limitations

Height limitations vary depending on the specific building element being measured. The table below summarizes the height limitations for specific building elements within the R-B and R-B-H zones. Although not specifically mentioned in the Coastal Zoning Ordinance, skylights, guardrails, and parapet walls are generally allowed on flat roof buildings up to a maximum of 28 feet, provided they are not integral to the structure of any exterior wall and do not increase useable floor space within the building.

It should be noted that non-habitable areas of a structure, such as garages, may have floors below the Floodplain datum point used for measuring building or building element height. Applicants should consult with Planning Division staff for additional information regarding building element definitions and elements not identified in the table.

BUILDING ELEMENT HEIGHT LIMITATIONS			
Building Element	Height Limit	Measured from	Measured to
Exterior Walls			
Flat roof ¹	All exterior walls must be at or below the 25' roof profile		
Perpendicular to main ridgeline, Pitched/hip roof ²	All perpendicular exterior walls must be below and within the 28' profile of the main ridgeline roof, or at or below 25'		
Parallel to main ridgeline, Pitched/hip roof ²	25'	Floodplain Datum Point ³ or 12" above the highest portion of the adjacent road	Highest point
A-frame roof	All exterior walls must be below and within the 30' roof profile		
Interior Walls			
Flat roof ¹	All interior walls must be at or below the 25' roof profile		
Pitched/hip roof ²	All interior walls must be below and within the 28' profile of the main ridgeline roof, or at or below 25'		
A-frame roof	All interior walls must be below and within the 30' roof profile		
Finished Roof			
Flat roof ¹	25'	Floodplain Datum Point ³ or 12" above the highest portion of the adjacent road	Highest point
Pitched/hip roof ²	28'		Highest point
A-frame roof	30'		Highest point
Roof Structures			
Dormer windows ⁴	25'	Floodplain Datum Point ³ or 12" above the highest portion of the adjacent road	Highest point
Structures for the housing of elevators, stairways, tanks, ventilating fans and similar equipment to operate and maintain the building	28'		
Other roof structures ⁵	28' ⁶		
Walls or structures as required by Ventura County for fire protection	No height limit		
TV antennas, chimneys, smokestacks, flagpoles, wireless masts, weather vanes or similar structures			

¹ Also includes mansard, barrel or vaulted, geodesic dome, quonset hut and modified quonset hut roofs.

² Also includes shed, gambrel, and modified A-frame roofs.

³ For properties within a floodplain, this measurement is established by the Ventura County Floodplain Manager.

⁴ Includes windows only. The pitched/hip finished roofs of dormers are allowed up to 28 feet.

⁵ Includes skylights, safety railings, and parapet walls.

⁶ The height of open-rail or transparent safety railings on flat roof buildings may be increased by 6" to 28'6" to comply with California Building Code regulations. For A-frame structures only, skylight height may be increased to 30'.

Definitions

Averaged Midpoint The averaged midpoint is calculated by drawing a line between the top of the roof covering at the main ridgeline and top of the roof covering where it intersects with a horizontal line drawn from the top of each of the two exterior walls parallel to the main ridgeline. The midpoint is the point one-half (1/2) of the distance between the upper and lower points. This measurement is taken along the top of the roof covering of the roof assembly. Where the exterior finished surface of the roof covering and a horizontal line from the top of the exterior walls do not intersect, imaginary lines should be extended to complete the averaged midpoint measurement.

The two midpoint heights are averaged to produce the averaged midpoint measurement. For flat grades, midpoint heights are measured from the Floodplain Datum Point to the midpoint. For sloping grades, midpoint heights are measured from the averaged grade to the midpoint. The averaged grade is calculated using the methodology described in 8106-3 of the Ventura County Noncoastal Zoning Ordinance. According to this methodology, averaged grade is the midpoint of the lowest and highest grade at each building elevation, meaning the side view or face of the structure.

Exterior Wall is defined in the California Building Code (CBC) Section 1402.1 as “A wall, bearing or nonbearing, that is used as an enclosing wall for a building, other than a fire wall, and that has a slope of 60 degrees (1.05 rad) or greater with the horizontal plane.”

Main Ridgeline For pitched or hip roofs, the main ridgeline is the continuous ridge top of the roof. The main ridgeline runs parallel to the exterior walls of the building and is the longest ridgeline on the building. It must constitute at least 51 percent of the building length. For buildings with multiple ridgelines of equivalent length, the owner must designate one ridgeline as the “main” ridgeline.

Finished Roof For purposes of determining the finished roof, finished roof means the roof with the roof sheathing or decking in place, but not the other roofing materials

Wall is defined in CBC Section 2102.1 as “A vertical element with a horizontal length-to-thickness ratio greater than three, used to enclose space.

